133.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,108,100 / 1,108,100
					USE VALUE:	1,108,100 / 1,108,100
					ASSESSED:	1,108,100 / 1,108,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS MARTHA J `
Owner 2:	MARTINES ANA M
Owner 3:	
Street 1:	26 TEMPLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHA HO-JANG -
Owner 2:	CHA-HAYES JANICE M -
Street 1:	26 TEMPLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,977 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1931, having primarily Wood Shingle Exterior and 2742 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5977.000	568,000	700	539,400	1,108,100
Total Card	0.137	568,000	700	539,400	1,108,100
Total Parcel	0.137	568,000	700	539,400	1,108,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.08 | /Parcel: 404.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 85749
GIS Ref:
GIS Ref:
Insp Date: 03/12/09

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	568,000	700	5,977.	539,400	1,108,100	1,108,100	Year End Roll	12/18/2019
2019	101	FV	405,500	700	5,977.	569,300	975,500	975,500	Year End Roll	1/3/2019
2018	101	FV	405,500	700	5,977.	419,500	825,700	825,700	Year End Roll	12/20/2017
2017	101	FV	405,500	700	5,977.	401,500	807,700	807,700	Year End Roll	1/3/2017
2016	101	FV	405,500	700	5,977.	371,600	777,800	777,800	Year End	1/4/2016
2015	101	FV	389,000	700	5,977.	311,600	701,300	701,300	Year End Roll	12/11/2014
2014	101	FV	389,000	700	5,977.	304,400	694,100	694,100	Year End Roll	12/16/2013
2013	101	FV	389,000	700	5,977.	290,100	679,800	679,800		12/13/2012

!10393!

PRINT

Date	Time
12/11/20	00:42:11

LAST REV

Date	Time
03/23/20	08:25:47

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10393

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHA HO-JANG,	1382-81		4/9/2010		710,000	No	No		
SEMERJIAN DAYTO	1282-128		4/2/2004		675,000	No	No		
WALIA RAJINDER	1173-101		6/27/1997		325,000	No	No		Y

USER DEFINED

Prior Id # 1:	85749
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2020	20	Redo Kit	31,900	C				
12/1/2000	927	Porch	19,200	C				ENCLOSE SIDE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2009	Inspected	189	PATRIOT
2/9/2009	Measured	294	PATRIOT
9/22/2005	MLS	BR	B Rossignol
8/19/2004	MLS	MM	Mary M
12/7/1999	Inspected	267	PATRIOT
11/23/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
8/4/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5977		Sq. Ft.	Site		0	90.	1.00	10									539,377						539,400	

Total AC/HA: 0.13721 | Total SF/SM: 5977 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 539,377 | Spl Credit | Total: 539,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.13656163
Const Adj.:	0.99881017
Adj $ / SQ:	153.253
Other Features:	94250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636757
Depreciation:	68770
Depreciated Total:	567987

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

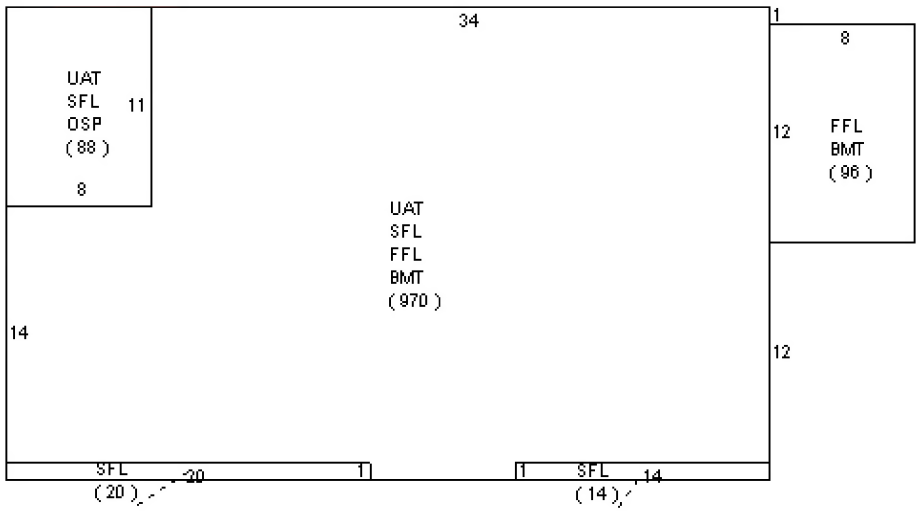
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.44
Special Features:	0	Val/Su Net:	158.79
Final Total:	568000	Val/Su SzAd	263.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,092	153.250	167,353
BMT	Basement	1,066	62.530	66,654
FFL	First Floor	1,066	153.250	163,368
UAT	Upper Attic	265	118.010	31,212
OSP	Screen Porch	88	38.730	3,408

Net Sketched Area:	3,577	Total:	431,995
Size Ad	2158	Gross Are	4370	FinArea	2742
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X12	A	AV	2000	4.20	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700